

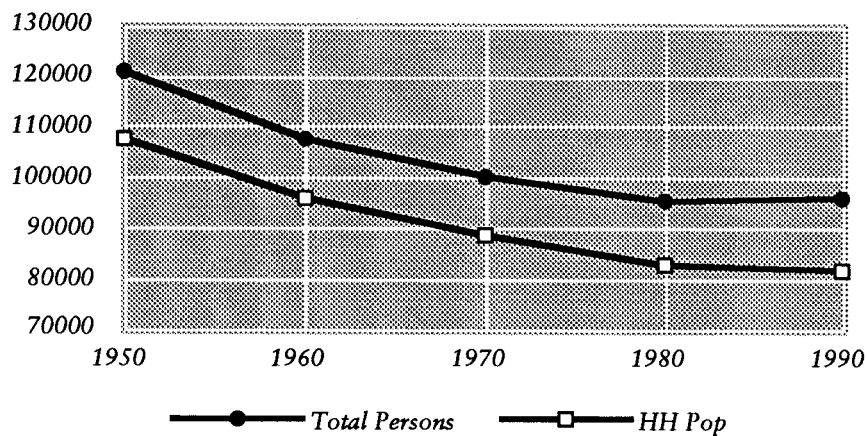
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## B. Background Data

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### Total & Household Population of Cambridge

The population of Cambridge has fallen steadily since 1950, though in the past decade it has begun to stabilize at 95,802. Decline has occurred mainly in the population which lives in households, while the number of people in "group quarters" -mainly students in college dorms -has remained stable.



Year	Population	Household Population	<sup>1</sup> Group Qtrs Population	% in Grp Qtrs
1950	120,740	107,676	13,064	12.1%
1960	107,716	95,778	11,938	12.5%
1970	100,316	88,502	11,859	13.4%
1980	95,322	82,888	12,434	15.0%
1990	95,802	81,769	14,033	17.2%

<sup>1</sup> "Group Quarters" = college residences, nursing homes, shelters & jails.

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## Population Trends

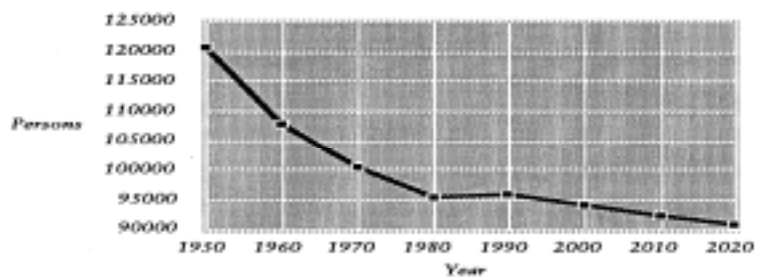
Cambridge population is projected to decline very gradually in the coming decades, but will likely level off around 90,000.

Year	Cambridge	Inside Rte. 128
1980	95,322	1,574,737
1990	95,802	1,579,452
2000	91,972	1,591,205
2010	92,128	1,568,746
2020	90,775	1,547,937

Source: Metropolitan Area Planning Council

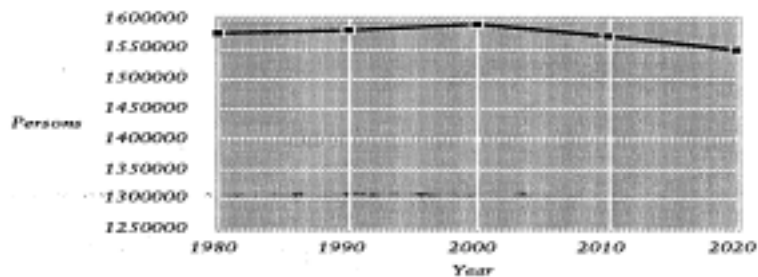
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### Cambridge



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### Regional: Inside Rte. 128

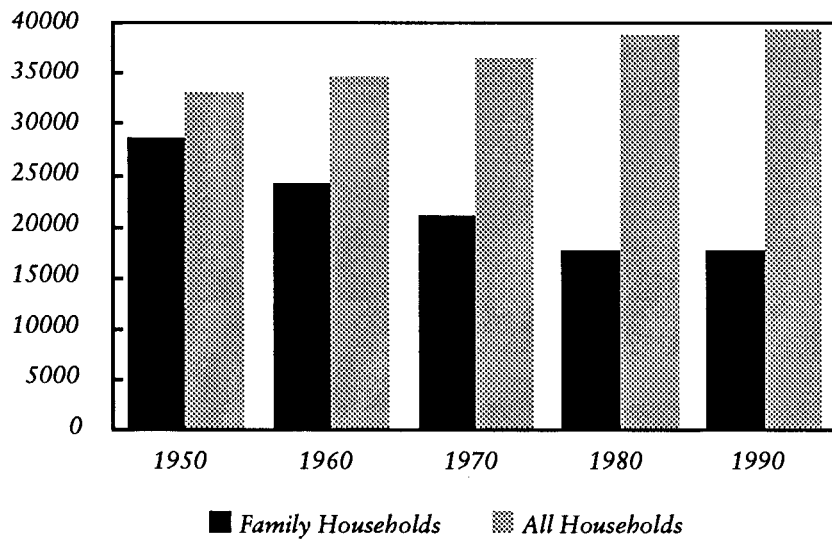


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### Family and Household Trends

The number of households in Cambridge has grown substantially since 1950, but the average size of households has shrunk, from an average of 3.27 persons per household in 1950 to 2.08 in 1990.

Changes in living arrangements, or "household composition," have created smaller households. Important changes include fewer families, fewer families with children, and more people living alone or with roommates. A family, by US Census definition, is any household with more than one person whose members are related by birth, marriage, or adoption. In 1990, over 40% of all Cambridge households included just one person. In 1950, families comprised 9 out of 10 households; today, less than half (45%) are families.



Year	Families	Households	Pct. Family HHs
1950	28,640	32,921	87.0%
1960	24,187	34,523	70.6%
1970	20,850	36,411	57.3%
1980	17,415	38,836	44.8%
1990	17,575	39,405	44.6%

### Persons/Family

Year	Persons/Fam
1960	3.4
1970	3.2
1980	3.0
1990	2.9

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**Detailed Household Types: 1990**

Among families, a little over a quarter are couples with children; 40% are couples without children, and one in six families is headed by a single parent.

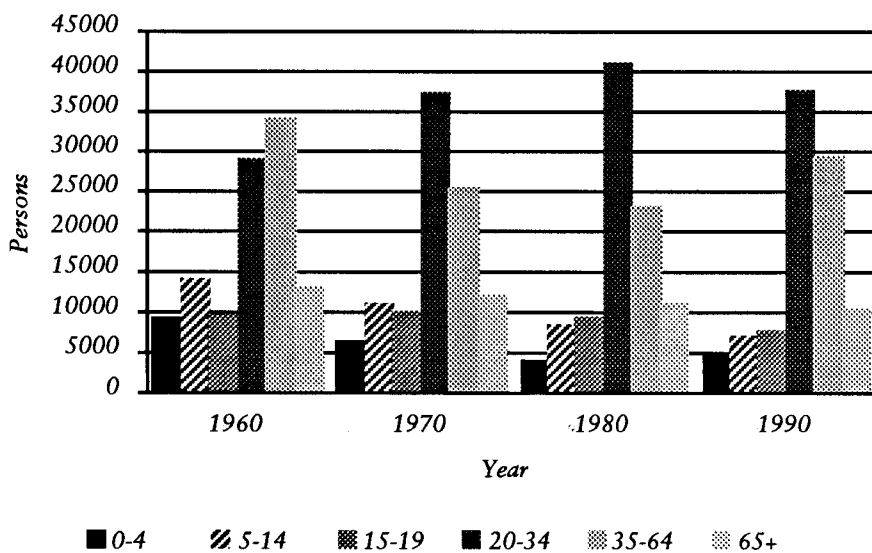
<b>Family Households</b>		<b>% Families</b>	<b>% of All Households</b>
<i>Couples w/Children</i>	5003	28.5%	12.7%
<i>Couples w/no Children</i>	7174	40.8%	18.2%
<i>Single parent families</i>	2864	16.3%	7.3%
<i>Other family households</i>	2534	14.4%	6.4%
<b>Nonfamily Households</b>			
<i>Single Persons Alone</i>	16686		42.3%
<i>Roommates</i>	5144		13.1%
<hr/>			
<b>Total Households</b>	<b>39405</b>		

## Age Structure

Cambridge has traditionally had a population "bulge" in the young adult age group (20-34); this group expanded dramatically between 1950 and 1980 and has leveled off. The age groups with the largest increases since 1980 were 35-44 and 45-54, as "baby boomers" grew into middle age. There was a slight increase in young children as well. As those born in the boom years age, there will be a corresponding rise in older middle aged and senior persons in the next 20 years.

	1960	1970	1980	1990
0-4	9,251	5,919	3,834	4,759
5-14	13,810	10,760	8,120	6,704
15-19	9,440	9,705	9,033	7,469
20-34	28,811	37,005	40,770	37,542
35-64	33,787	25,272	22,694	29,257
65+	12,617	11,700	10,871	10,071
<b>Total</b>	<b>107,716</b>	<b>100,361</b>	<b>95,322</b>	<b>95,802</b>

	1960	1970	1980	1990
0-4	8.6%	5.9%	4.0%	5.0%
5-14	12.8%	10.7%	8.5%	7.0%
15-19	8.8%	9.7%	9.5%	7.8%
20-34	26.7%	36.9%	42.8%	39.2%
35-64	31.4%	25.2%	23.8%	30.5%
65+	11.7%	11.7%	11.4%	10.5%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

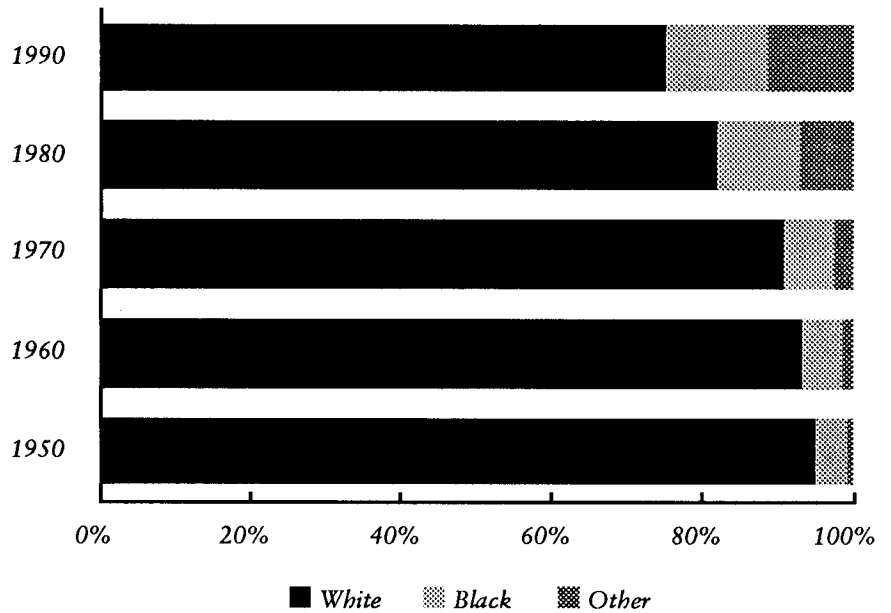


## Race

Cambridge has become far more diverse racially over time; the minority population, 5% in 1950, now makes up over 28% of all residents. Though African American and foreign born black residents represent the largest minority, the Asian population has grown substantially, topping 8% of all residents. Close to 7% are of Hispanic background. Fifty percent of the public school population was of minority background in 1988-89, up from 38% in 1981.

	<b>Total</b>	<b>White</b>	<b>Black</b>	<b>Other</b>
1950	120,740	115,068	5,235	437
1960	107,716	100,929	5,671	1,116
1970	100,361	91,408	6,783	2,170
1980	95,322	78,460	10,418	6,444
1990	95,802	72,122	12,930	10,750

	<b>Total</b>	<b>White</b>	<b>Black</b>	<b>Other</b>
1950	100.0%	95.3%	4.3%	0.4%
1960	100.0%	93.7%	5.3%	1.0%
1970	100.0%	91.1%	6.8%	2.2%
1980	100.0%	82.3%	10.9%	6.8%
1990	100.0%	75.3%	13.5%	11.2%



## Detailed Race

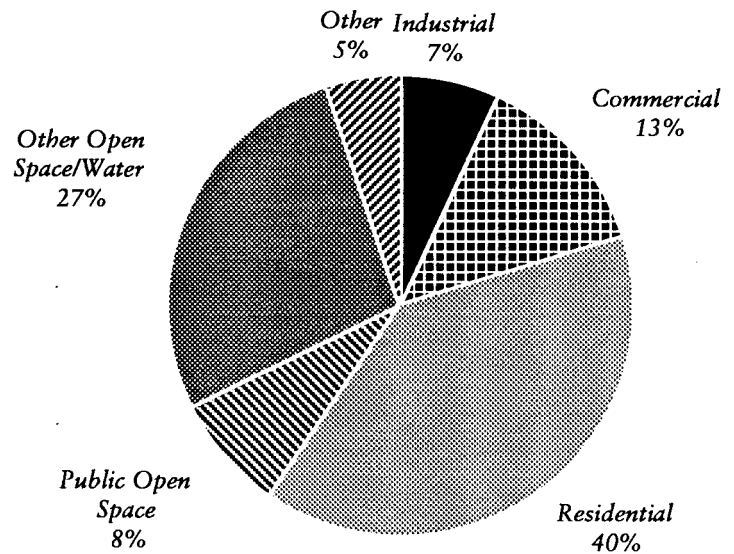
The city's growing diversity is fueled by immigration. The largest groups of newcomers have emigrated from Portuguese-speaking nations (Portugal, Cape Verde, Brazil), Central and South America, and the Caribbean. In particular, many have arrived from El Salvador, Columbia, the Dominican Republic, Jamaica, and Puerto Rico. Other sources of newcomers include Africa, India and Eastern Europe.

	1980		1990	
	Number	% Total	Number	% Total
<i>White, Non-Hispanic</i>	75,793	79.5%	68,550	71.6%
<i>Black, Non-Hispanic</i>	10,086	10.6%	12,178	12.7%
<i>American Indian, Eskimo, Aleutian Isl. (Non-Hispanic)</i>	126	0.1%	237	0.2%
<i>Asian or Pacific Isl.</i>	3,612	3.8%	7,981	8.3%
<i>Chinese</i>	1,571	1.6%	3,616	3.8%
<i>Asian Indian</i>	705	0.7%	1,386	1.4%
<i>Korean</i>	493	0.5%	1,302	1.4%
<i>Japanese</i>	609	0.6%	734	0.8%
<i>Filipino</i>	126	0.1%	250	0.3%
<i>Vietnamese</i>	67	0.1%	216	0.2%
<i>Other Asian/Pac Isl.</i>	41	0.0%	477	0.5%
<i>Hispanic</i>	4,536	4.8%	6,506	6.8%
<i>Mexican</i>	496	0.5%	801	0.8%
<i>Puerto Rican</i>	1,583	1.7%	1,875	2.0%
<i>Cuban</i>	279	0.3%	254	0.3%
<i>Other Hispanic</i>	2,178	2.3%	3,576	3.7%
<i>Other, Non-Hispanic</i>	1,169	1.2%	350	0.4%
<b>Total</b>	<b>95,322</b>	<b>100.0%</b>	<b>95,802</b>	<b>100.0%</b>

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### Land Use and Development

This 1985 estimate of land use in Cambridge was prepared from aerial photograph analysis in order to compare land use changes in the metropolitan area over the past two decades. The procedure is more effective for suburban and rural areas where there are dramatic changes from natural areas to urban land uses. While the analysis misses the subtleties of the city's land use composition- for example, it has no category for institutions- it provides a useful snapshot of the general balance of uses in the city's development pattern.



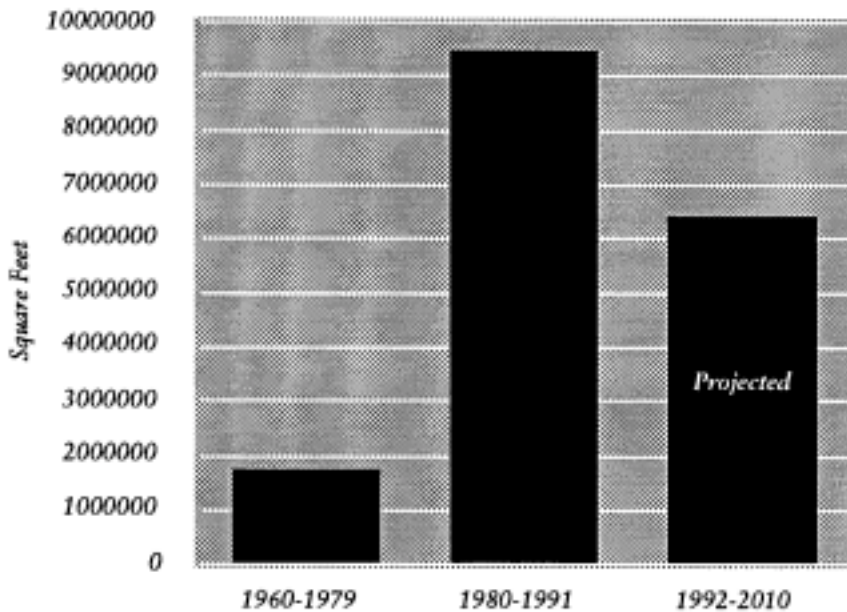
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*Source: Metropolitan Area Planning Council based on interpretation of aerial photography at the University of Massachusetts at Amherst.*



## Commercial Development

Cambridge experienced unprecedented growth in the past decade, adding close to 10 million square feet of commercial space, and over 1000 hotel rooms. Nearly half of this development occurred in East Cambridge, where software and biotechnology firms thrive where makers of footwear and soap once stood. By contrast, less than 2 million square feet of commercial space was constructed between 1960 and 1979.



**District Commercial Development(1) in Square Feet**

	Completed 1960-1979	Completed 1980-1991	Planned or Projected 1992-2010
<i>Alexwife</i>	20,000	1,352,900	2,332,000
<i>Cambridgeport</i>	0	666,000	1,293,000
<i>East Cambridge</i>	0	3,917,200	971,000
<i>Kendall Square</i>	1,158,527	2,250,000	1,427,000
<i>Mass Ave (Central to Harvard Sq)</i>	439,000	321,000	102,000
<i>Harvard Sq</i>	105,000	524,000	246,500
<i>North Mass Ave</i>	0	394,000	25,000
<i>North Point</i>	0	20,660	0
<b>TOTAL</b>	<b>1,722,527</b>	<b>9,445,760</b>	<b>6,396,500</b>

(1): 1st class office, R&D and some retail 1980-91;  
1st class office only 1960-79.

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### Hotel Development

For the next 20 years nearly 1200 hotel rooms are in the planning stage.

<b>Area</b>	<b>Project</b>	<b>Rooms</b>
<i>Alewife</i>	<i>Alewife Center</i>	200
<i>Cambridgeport</i>	<i>U. Park</i>	350
<i>Kendall Square</i>	<i>One Kendall</i>	300
<i>Mass Ave (Central to Harvard Sq)</i>	<i>YWCA</i>	96
<i>North Point</i>	<i>N. Pt. Center</i>	200
<b>Total: Rooms/Suites Planned/Potential</b>		<b>1146</b>
<b>Rooms/Suites Constructed 1980-1991</b>		<b>1054</b>

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### Commercial Buildout and Potential Buildout

Areas formerly dedicated to industrial uses have been the focus of planning and rezoning activity for the past decade. The Alewife area has the greatest potential for additional development.

<b>Location</b>	<b>Lot Area</b>	<b>Floor Area</b>	<b>FAR</b>	<b>Percent Built Out</b>
<i>Alewife</i>	13,173,592	3,596,081	0.27	19.04%
<i>Cambridgeport</i>	3,400,000	3,900,000	1.15	68.50%
<i>East Cambridge (1)</i>	2,063,609	1,031,698	0.50	23.00%
<i>North Point</i>	2,645,336	957,792	0.36	63.85%

(1): Rezoning area only

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**Cambridge Employment: Public and Private, 1980-2010**

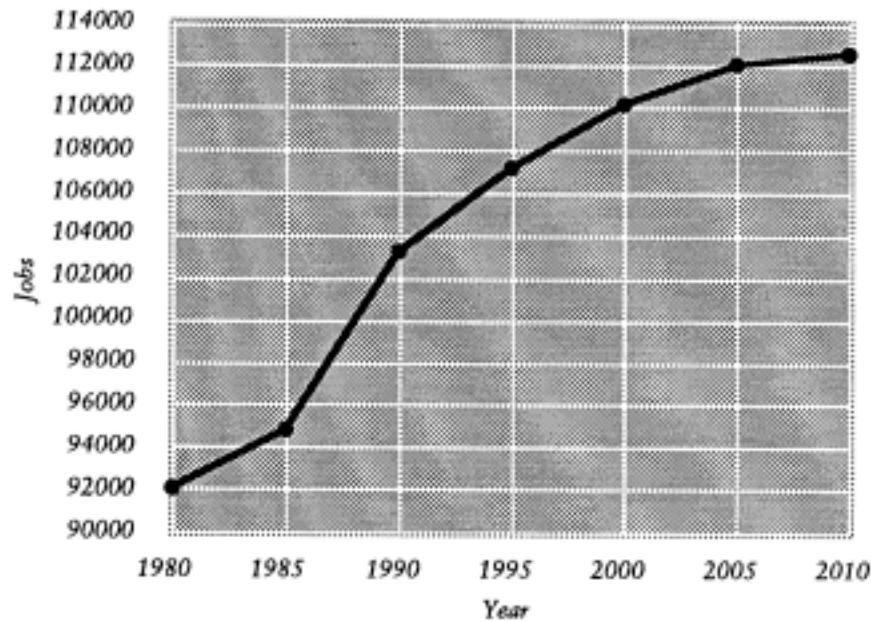
Over 10,000 (net) new jobs were created in the 1980s.

Year	Jobs
1980	92,044
1985	94,848
1990	103,277
1995	107,200
2000	110,150
2005	112,050
2010	112,600

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**Public and Private Job Growth**

Cambridge may add up to 7000 new jobs by the year 2000; modest growth or stability is projected for the following decade.

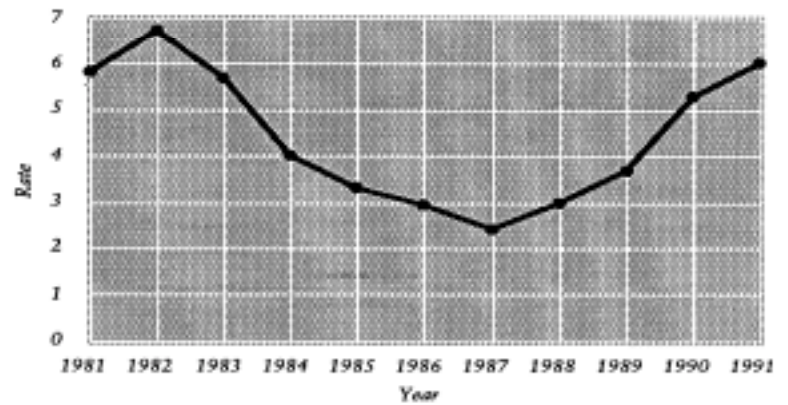


Source: Metropolitan Area Planning Council; MA Dept. of Employment and Training

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**Resident Unemployment**

Low rates of unemployment accompanied the robust development climate of the 1980s. Jobless rates have climbed since then, from a 1987 low of around 2%, to an average of 6% in 1991.



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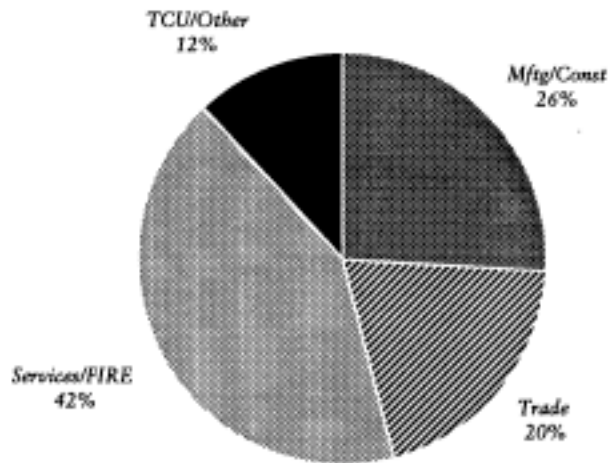
**Employment in Cambridge Companies by Industry**

Recent developments continued long term trends in the economy. Twenty years ago, one in four private jobs in Cambridge companies was in production of goods (manufacturing and construction); less than half were in services or finances, insurance and real estate. Today, nearly three quarters of all jobs in Cambridge companies are service-oriented, while less than one in ten is devoted to goods production.

Industry	1972 Jobs	% of Total	1990 Jobs	% of Total
Agriculture/Mining	111	0.1%	199	0.2%
Construction	3,454	4.0%	1,358	1.4%
Manufacturing	19,214	22.3%	7,467	7.7%
Trans/Comm/Utilities (TCU)	9,960	11.6%	2,165	2.2%
Wholesale & Retail Trade	16,838	19.6%	15,532	16.1%
Finance, Insur, Real Est. (FIRE)	2,051	2.4%	3,398	3.5%
Services	34,506	40.1%	66,327	68.8%
<b>Total Private Employment</b>	<b>86,154</b>	<b>100.0%</b>	<b>96,446</b>	<b>100.0%</b>

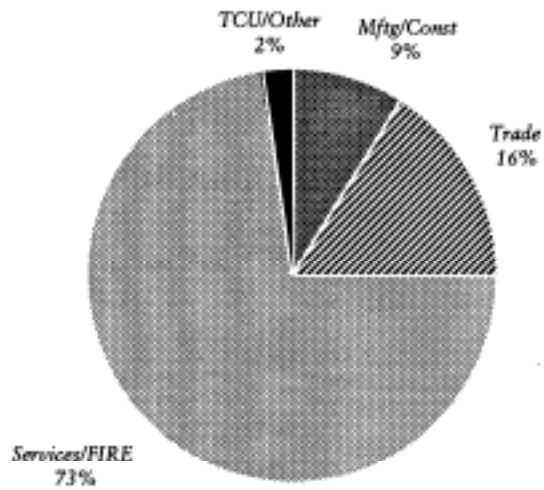
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**Cambridge Employment by Industry, 1972**



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**Cambridge Employment by Industry, 1990**



## Resident Employment

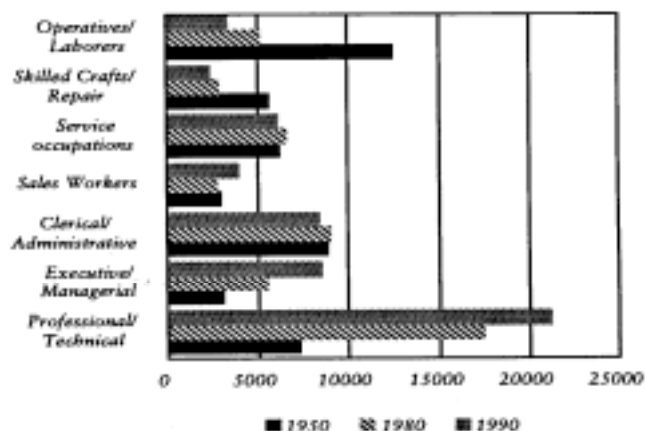
Jobs held by Cambridge residents also reflect industrial changes. In 1950, 40% worked in skilled and semiskilled "blue collar" trades, while less than one quarter worked in professional, technical and managerial jobs. In 1980, almost half of all residents held professional managerial jobs, and about one in six worked in blue collar fields.

	1950	% Total	1980	% Total	1990	% Total
Agriculture/Mining	177	0.4%	202	0.4%	196	0.4%
Construction	2129	4.5%	1168	2.3%	1374	2.5%
Manufacturing	13678	28.9%	6620	13.3%	5240	9.7%
Trans/Comm/Utilities	3660	7.7%	2178	4.4%	2114	3.9%
Wholesale & Retail Trade	8894	18.8%	6013	12.1%	6089	11.3%
Finance, Insur, Real Est.	2391	5.0%	2531	5.1%	3337	6.2%
Services (3)	13538	28.6%	28435	57.2%	33376	61.7%
Government	2887	6.1%	2537	5.1%	2371	4.4%
<b>Total</b>	<b>47354</b>	<b>100%</b>	<b>49682</b>	<b>100%</b>	<b>54087</b>	<b>100%</b>

(3) "Services" include Education, Health, Business & Professional services.

	1950	% Total	1980	% Total	1990	% Total
Professional/Technical	7343	15.7%	17555	35.3%	21211	39.2%
Executive/Managerial	3110	6.6%	5533	11.1%	8559	15.8%
Clerical/Administrative	8950	19.1%	9034	18.2%	8418	15.6%
Sales Workers	2989	6.4%	2796	5.6%	3961	7.3%
Service occupations	6251	13.3%	6650	13.4%	6148	11.4%
Skilled Crafts/Repair	5643	12.0%	2939	5.9%	2425	4.5%
Operatives/Laborers	12567	26.8%	5175	10.4%	3375	6.2%

Source: US Census, 1950, 1980



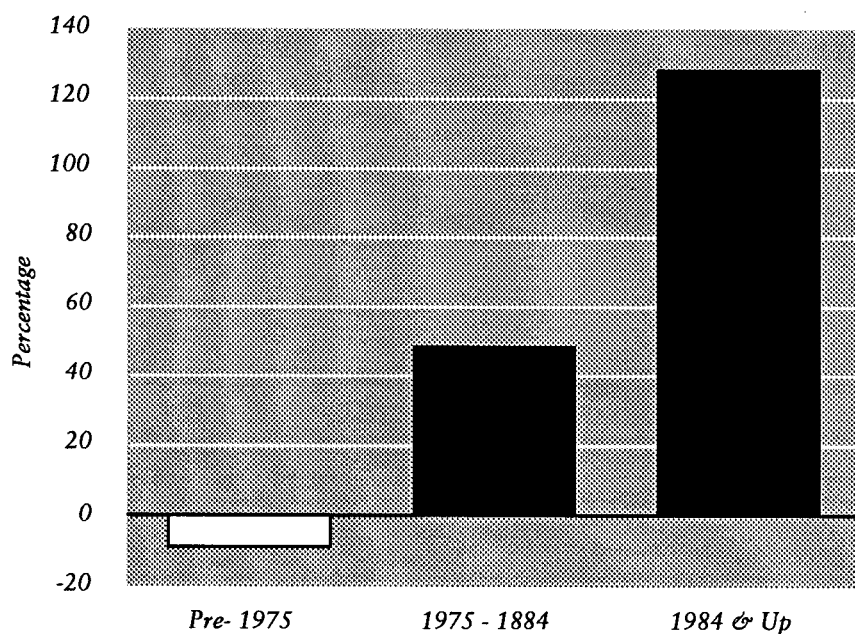
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### Employment Change 1987-1990, by Date Companies Were Established in Cambridge

A 1991 survey of 91 Cambridge employers further illuminated these trends. Job growth is focused in new, knowledge-based companies, led by business services such as software, research and consulting, and medical and biotechnical employers. Older firms specializing in producing goods or providing personal services tend to be declining or stable.

Mature companies, on average, reduced their employment by 10% between 1987 and 1990 while new companies had average growth rates of over 120%.

About half of the companies established prior to 1975 lost jobs, but only 18% of the companies established since 1985 experienced employment decline.





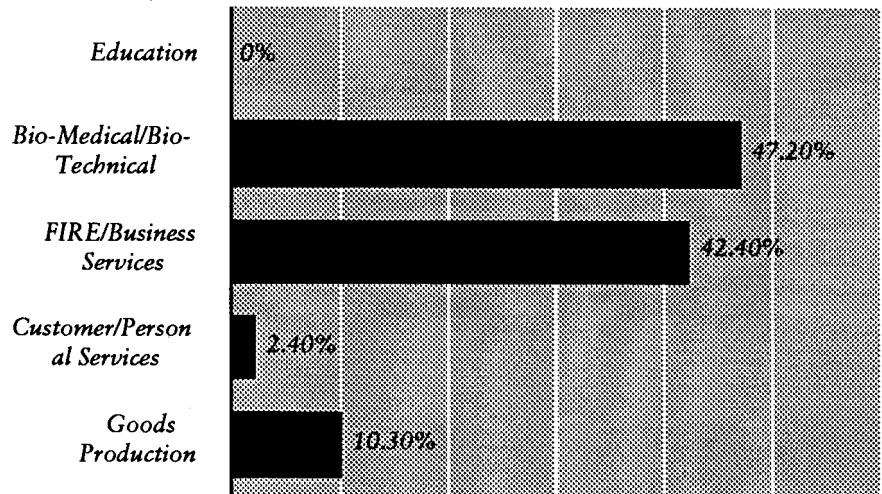
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#### **Expected Employment Changes by Industry, 1992-1995**

The trends of the recent past are expected to continue. The Medical/ Biotechnical and the Finance Insurance Real Estate Business Services sectors will continue to expand but less rapidly than they have, and the Goods Producers and Customer/Personal Services both anticipated moderate expansion to replace their recent decline. Education should remain a steady source of over one in five of the city's jobs.

Virtually all Medical/Biotechnical companies surveyed expect employment expansion in the next three years, but most anticipate job growth of no more than 25% of their current total employment.

70% of FIRE/Business Service respondents anticipate net job expansion.



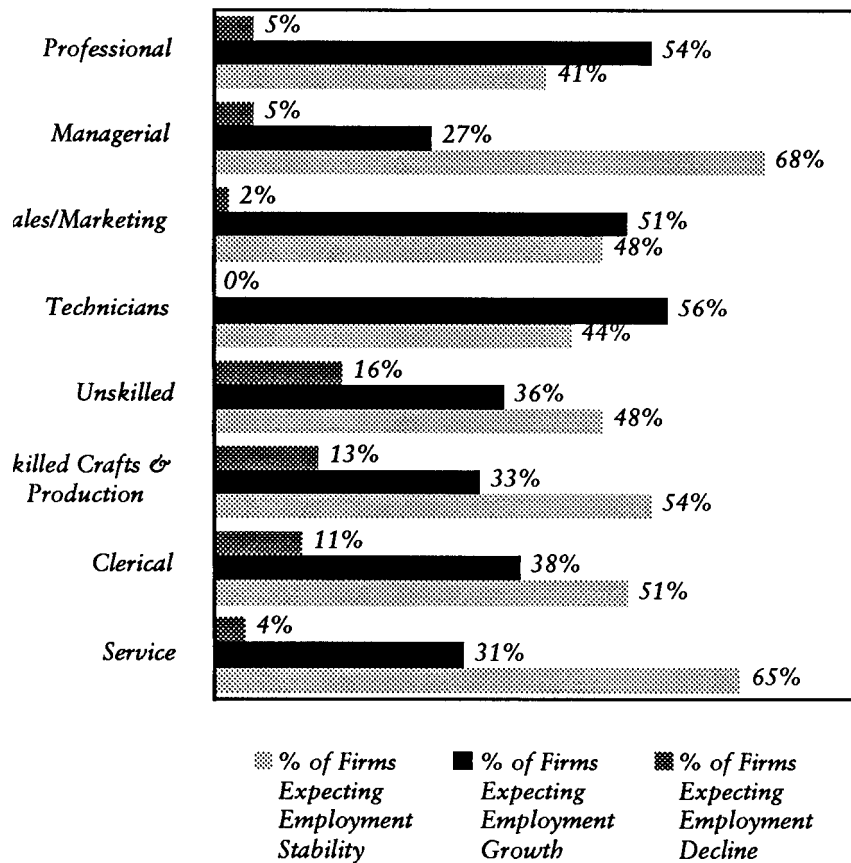


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### Expected Employment Changes by

#### Occupational Category, 1992-1995

Job growth for "technicians" led all other occupations in job growth and is expected to continue. Professional and sales/marketing jobs are also projected to rise. Candidates with education beyond high school have the most opportunities.



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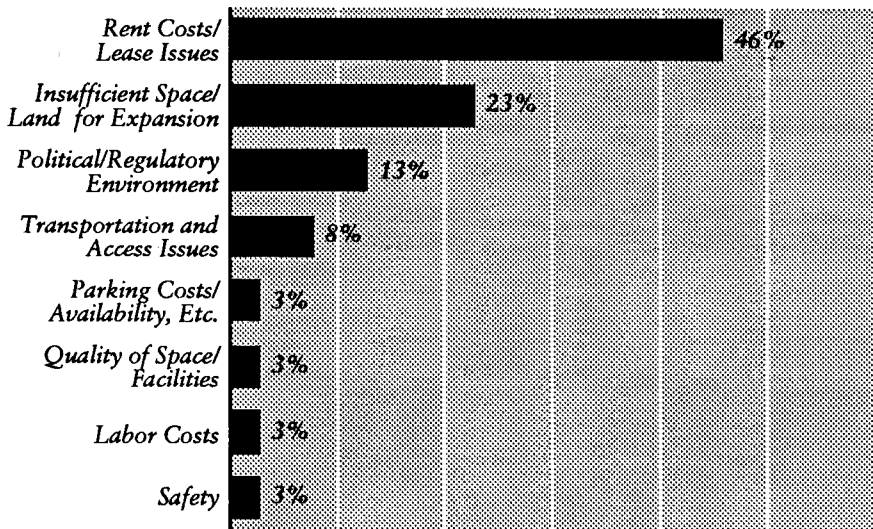
### Why Companies Leave Cambridge

25% of all Cambridge companies rate the probability that they will stay in Cambridge for the next three years as something less than very likely.

Companies established in the 1950's and 1960's are the most likely to consider leaving. 21 of the 23 companies that are less than sure to stay in Cambridge were established in 1975 or earlier.

Other than Education, FIRF/Business Services is the sector most likely to stay in Cambridge.

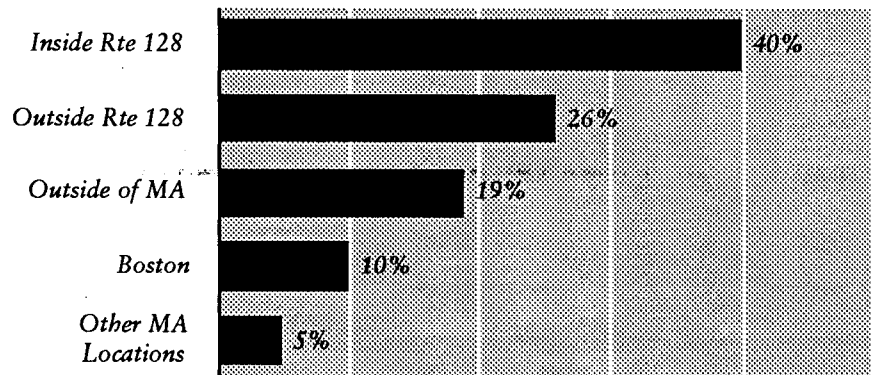
Goods Producers and Customer/Personal Service firms are the most likely to consider leaving.



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### Where Else Cambridge Employers Would Consider Locating

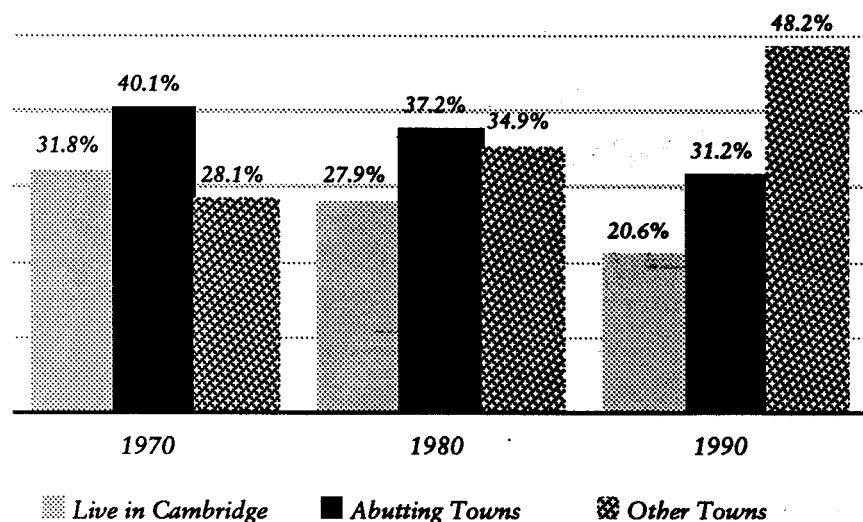
The cost and availability of real estate are by far the biggest factors for firms that consider leaving Cambridge. The relative cost pressures on Cambridge commercial tenants have intensified in recent years due to the rapid decline in suburban real estate rents. The relatively high cost of the City's commercial space represents a genuine threat to employment stability.



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### Home Location for Cambridge Employee.

As the economy of Cambridge has shifted, so has the home base of its work force. Twenty years ago, 3 out of 4 local employees lived either in Cambridge or in abutting towns well-served by public transit. Today, just over half of the city's employees live nearby, while 48% commute in from more distant locations.



	1970	1980	1990
Live in Cambridge	31.8%	27.9%	20.6%
Abutting Towns (1)	40.1%	37.2%	31.2%
Total Cambridge & Abutting Towns	71.9%	65.1%	51.8%
Rest of the World	28.1%	34.9%	48.2%
Grand Total	100.0%	100.0%	100.0%

(1) Abutting Towns: Arlington, Belmont, Boston, Brookline, Somerville, Watertown

Source: US Census (1970 & 1980 data); Cambridge Commuter Mobility Program Survey representing 12,700 employees (1990 data)

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### Automobile Registration

From 1970 to 1986, the number of cars registered in Cambridge rose by nearly 40 percent, despite relatively little change in population and a major investment in expanding and improving the public transit system.

	1970	1986	% Change
Cambridge	27866	38997	39.9%
Abutting Towns	231561	322964	39.5%

### Cambridge Employees Means of Commuting, 1980

Nearly half of all employees in Cambridge workplaces ( 43.3% ) rely on single occupancy vehicles to get to work, according to the 1980 Census, while one in five uses public transit and one in six commutes in a car or van pool.

% of Employees by Home Location	Home Loc.	Single Occ. Vehicle	Car/Van Pool	Public Transit	Bike	Walk	Other
<i>All Cambridge</i>							
<i>Employees</i>	100.0%	43.1%	16.8%	21.7%	2.6%	15.3%	1.2%
<i>Live in Cambridge</i>	27.9%	23.6%	8.8%	16.6%	3.2%	45.6%	2.2%
<i>Abutting Towns</i>	37.2%	38.8%	16.2%	34.9%	2.3%	6.6%	1.1%
<i>Total Cambridge &amp; Abutting Towns<sup>(1)</sup></i>	65.1%	32.3%	13.0%	27.1%	2.7%	23.3%	1.6%
<i>Rest of the World</i>	34.9%	63.2%	23.7%	11.2%	0.7%	0.5%	1.0%

(1) Abutting Towns: Arlington, Belmont, Boston, Brookline, Somerville, Watertown. Source: US Census 1980

### Cambridge Resident Labor Force Means of Commuting, 1980

Residents of Cambridge who work here are more likely to walk to work than to drive or use other means of transport. Over 45% in 1980 walked to Cambridge workplaces, while one fourth drove by themselves. Among residents working in abutting towns, one half used public transit, and close to one third relied on single occupancy vehicles.

% of Employees by Work Location	Work Loc.	Single Occ. Vehicle	Car/Van Pool	Public Transit	Bike	Walk	Other
<i>All Cambridge</i>							
<i>Employees</i>	100.0%	31.5%	10.1%	28.0%	2.6%	26.2%	1.6%
<i>Live in Cambridge</i>	52.3%	23.6%	8.8%	16.6%	3.2%	45.6%	2.2%
<i>Abutting Towns</i>	34.2%	31.4%	7.4%	51.8%	2.3%	6.1%	1.0%
<i>Total Cambridge &amp; Abutting Towns<sup>(1)</sup></i>	86.9%	26.7%	8.2%	30.6%	2.8%	30.0%	1.7%
<i>Rest of the World</i>	13.5%	62.1%	21.9%	9.8%	0.7%	1.4%	4.1%

(1) Abutting Towns: Arlington, Belmont, Boston, Brookline, Somerville, Watertown. Source: US Census 1980

### Vehicle Miles of Travel (VMT) by Trip Purpose for Auto Trips with an Origin or Destination in Cambridge, 1987

Journeys between home and work account for over half of all miles traveled by car in trips which begin or end in Cambridge. One third of the mileage is traveled by non-residents working in Cambridge. About 33% of the total daily traffic on Cambridge arterial streets is through trips with no point of origin or destination in Cambridge.

Trip Purpose	Cambridge		Region	
	VMT	% of Total	VMT	% of Total
Home-Based Work Trips	1,874,680	57.1%	34,562,384	54.0%
Non-Residents Work in Cambridge		30.0%		
Residents Work in Cambridge		5.8%		
Residents Work Elsewhere		21.1%		
Home-based Other Trips	896,947	27.3%	21,507,019	33.6%
Non Home-based Trips	513,447	15.6%	7,912,970	12.4%
<b>Total</b>	<b>3,285,074</b>	<b>100.0%</b>	<b>63,982,373</b>	<b>100.0%</b>

Source: Central Transportation Planning Staff

The Federal Clean Air Act, as amended in 1990, requires that no urban area exceed unhealthy air conditions more than four times in any three year period. When these standards are exceeded for smog-forming compounds, an air quality designation is assigned to the region. Our metropolitan area is designated as moderate for carbon monoxide and as serious for hydrocarbon emissions. The serious designation means that we must reduce air pollution emissions by 15% by 1996 and an additional 3% annually until we have achieved a reduction in emissions totaling 30%. This is all to be achieved with automobile travel currently increasing at a rate of over 3% per year.

## Growth in Housing Units

The number of housing units in Cambridge increased from 33,437 in 1950 to 41,979 in 1990.

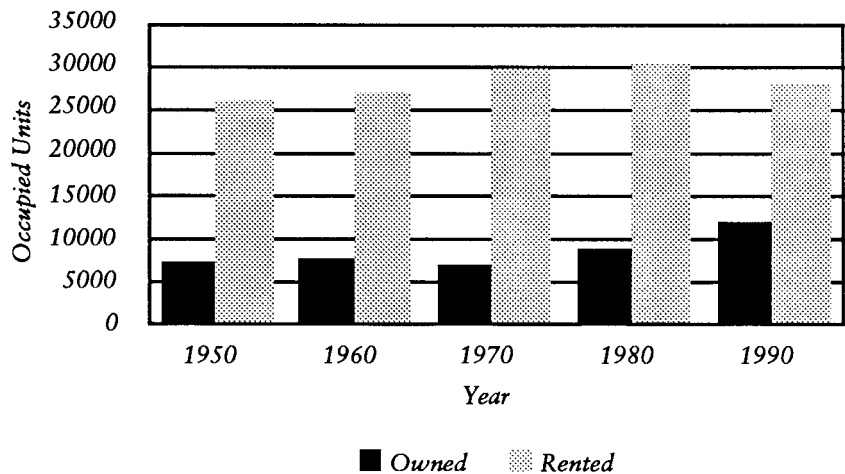
Year	Total	Occupied
1950	33437	32795
1960	35330	34253
1970	37648	36411
1980	41300	38836
1990	41979	39405

## Homeownership Trends

Although there was considerable condominium conversion in the 1970s, Cambridge remains a city of renters. The rate of homeownership increased in the 1980s, from 23% to 30%, but this was due to construction of new condominiums, rather than conversion of rental stock.

There is little over-crowding in Cambridge. Nearly 85% of the house holds are "over-housed," i.e., between zero and 0.5 persons per room.

Among occupied rental units, about 56% are rent-controlled, one quarter are market rate (non-controlled), and the remainder are subsidized.



Year	Owned	Rented	% Owner Occupied
1950	7190	25605	21.92%
1960	7708	26545	22.50%
1970	6990	29421	19.20%
1980	8889	29947	22.89%
1990	11959	27446	30.35%

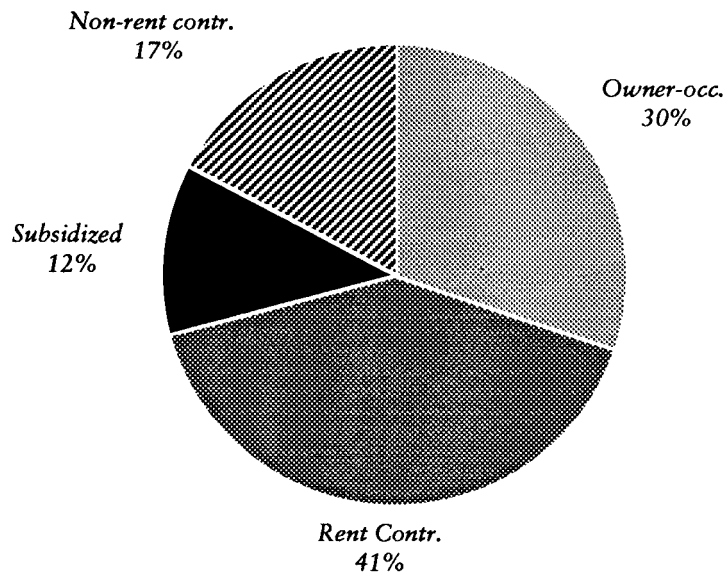
Source: US Census 1950-1990

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### Occupied Housing Units by Type

Rent-controlled and subsidized units together comprise 53% of all units, but these units are not easily accessible to many low income renters, particularly those with children. In addition, the demand for subsidized units far exceeds the supply: there are over 4000 households on the Cambridge Housing Authority waiting lists, of which 2000 live in Cambridge.

Type of Units	Units	% Total
Owner-occ.	11959	30%
Rent Contr.	16054	41%
Subsidized	4703	12%
Non-rent contr.	6689	17%
<b>Total:</b>	<b>39405</b>	<b>100.0%</b>



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*Source: Goetze, Cambridge Housing Challenges, 6/90 US Census 1990. Note: Counts for occupied rental units by type (subsidized, rent controlled and non-rent controlled) are estimated.*

38% of all Cambridge renters pay over 30% of their income for rent. Over half of all city households have incomes below 80% of the Boston area median income (\$45,000 in 1989).

Rents in non-controlled units, which average \$950 for two bedrooms and \$1,150 for three, require an income of \$38,000 and \$46,000 a year, respectively. These rents exceed the typical salaries of a local school teacher, secretary, computer programmer or car mechanic. Many Cambridge households require two steady incomes to rent on the open market.

Purchasing a home at 1989 levels was affordable to just 18% of the city's households. A \$90,000 income was required to purchase a home at the 1989 median price of \$231,000. While home prices have dropped since then, homeownership remains beyond the reach of most Cambridge residents.

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**Market Rents and Minimum Household Income Required**

<b>Apartment Size</b>	<b>Typical Rent</b>	<b>Minimum HH Income Required @ 30% of Income</b>
<i>Studio</i>	\$500	\$20,000
<i>1 Bedroom</i>	\$650	\$26,000
<i>2 Bedroom</i>	\$950	\$38,000
<i>3 bedroom</i>	\$1,150	\$46,000

*Source: Goetze, Cambridge Housing Challenges, 6/90*

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**Households by Income, % of Boston Area Median Income**

<b>Income Level</b>	<b>% of all Households</b>
<i>50% or less of median income</i>	31.1%
<i>51-80% of median income</i>	20.2%
<i>81-120% of median income</i>	20.9%
<i>Over 120% of median income</i>	27.7%

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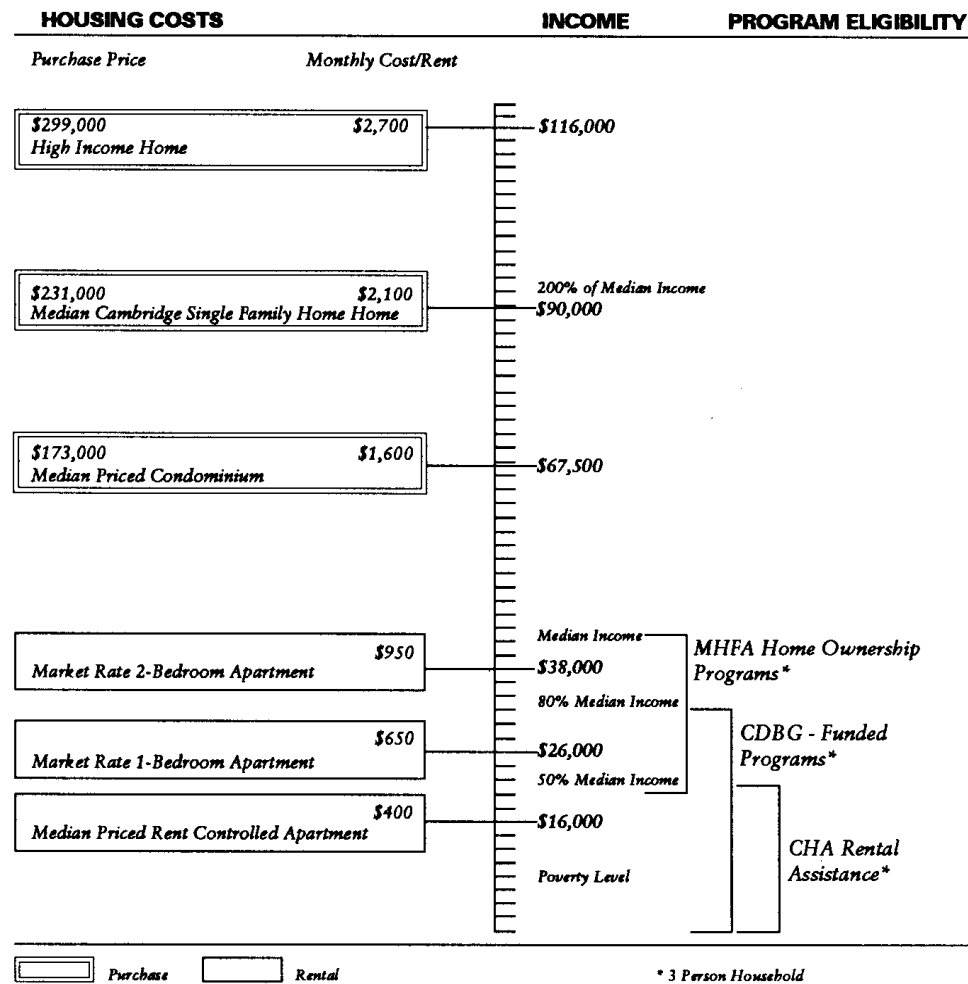
**Cambridge Homes and Condominiums, 1987-1991 Median Prices**

<b>Year</b>	<b>Residential</b>	<b>Condo</b>
1987	\$221,625	\$162,000
1988	\$226,000	\$165,000
1989	\$231,000	\$173,500
1990	\$225,000	\$168,300
1991	\$200,000	\$160,000

*Source: Goetze, Cambridge Housing Challenges, 6/90; Banker & Tradesman.*



## Cambridge Housing Affordability



## Cambridge Housing Affordability

FAMILY PROFILES	HOUSING TYPES							
	Annual Income	Affordable Monthly @ 30% of income	Single or Multi-family Ownership 7,034 bldgs 17% of stock \$231,000	Condominium 2,718 units 7% of stock \$173,000	Market rate Rental 2 BR Apt 6,650 units 16% of stock \$950/mo	Market Rate Rental 1 BR Apt 2,903 units 7% of stock \$650/mo	Rent Controlled Apartment 16,104 units 40% of stock \$400/mo	Subsidized Housing 5,023 units 12% of stock 30% of income
Janitor and unemployed spouse; 1 child	\$14,434	\$361						eligible
Single computer systems analyst; no children	\$42,890	\$1,072			yes	yes	yes	not eligible
Single AFDC recipient; 1 child	\$6,984	\$175						eligible
Two Cambridge hospital workers; 2 children	\$29,750	\$744				yes	yes	not eligible
Single City DPW Worker; 1 child	\$23,000	\$575					yes	not eligible
Two first year Cambridge teachers; 2 children	\$44,886	\$1,122			yes	yes	yes	not eligible
Single skilled secretary; no children	\$24,289	\$607					yes	not eligible
Two Cambridge doctors; no children	\$115,381	\$2,885	yes	yes	yes	yes	yes	not eligible

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**Outdoor Recreation Areas by Type and Users**

Cambridge contains 377 acres of public open space (Cambridgeport's Fort Washington contains about one acre). These parklands are evenly divided between active recreational uses, such as ball fields or tot lots, and passive uses, such as sitting areas with benches. The vast majority (85% ) of this acreage is used by people from throughout Cambridge.

<b>Type</b>	<b>Acres</b>	<b>% Total</b>
<i>Active Areas</i>	185	49.1%
<i>Passive Areas</i>	192	50.9%
<b>Total Area</b>	<b>377</b>	<b>100.0%</b>

<i>Neighborhood-oriented Areas:</i>	55	14.6%
<i>Citywide Oriented Areas:</i>	322	85.4%

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**Park Conditions (under City responsibility)**

Of the 68 parks under City supervision, two thirds of them are in good or fair condition, while about one in five faces serious problems or was rated totally unsatisfactory.

<b>Condition</b>	<b>Number</b>	<b>Percent</b>
<i>Excellent</i>	9	13.2%
<i>Good</i>	23	33.8%
<i>Fair/minor problems</i>	21	30.9%
<i>Poor/serious problems</i>	10	14.7%
<i>Totally Unsatisfactory</i>	5	7.4%
<b>Total Parks</b>	<b>68</b>	<b>100.0%</b>

### Data for Selected Institutions

This data is taken from Appendix C of the Report of the Mayor's Committee on University-Community Relationships, dated 9 December 1991. The four schools participating on the Mayor's Committee, Lesley College, Harvard University, Massachusetts Institute of Technology and Cambridge College, provided the information shown here as part of their work on the Mayor's Committee. The city has not yet checked the land use information against city records, but intends to do so in the near future. In addition, the city intends to seek data in the near future on the other two institutions of higher education, the Episcopal Divinity School and Weston School of Theology.

	Harvard	MIT	Lesley	Cambridge College
<b>Population:</b>				
<i>Students</i>	14,530	9,100	2,312	1,019
<i>Faculty</i>	1,332 <sup>1</sup>	1,000	115	92
<i>Staff</i>	6,900 <sup>1</sup>	8,100	244	45
<b>Employees Living in Cambridge</b>	<i>Not Available</i>	1,300	48	21
<b>Educational Facilities (Tax Exempt)(in acres)</b>	117	140	<i>Not Available</i>	0 <sup>2</sup>
<b>On Campus Housing:</b>				
Undergraduates (spaces)	8,000	4,000		0 <sup>3</sup>
			470	
Grad Students, Faculty	1,157 <sup>4</sup>	1,500		0
<b>Payments to Cambridge</b>	\$6,200,000	\$7,150,000	<i>Not Available</i>	0
Real Estate Taxes	\$3,300,000	\$4,230,000		
Payment-In-Lieu-Of-Taxes (PILOT)	\$1,200,000	\$810,000		
Fees and Permits	\$1,700,000	\$2,110,000		

<sup>1</sup>The combined total of staff and faculty shown here, 7,233, differs with other sources showing the total number of Harvard employees at over 9,000.

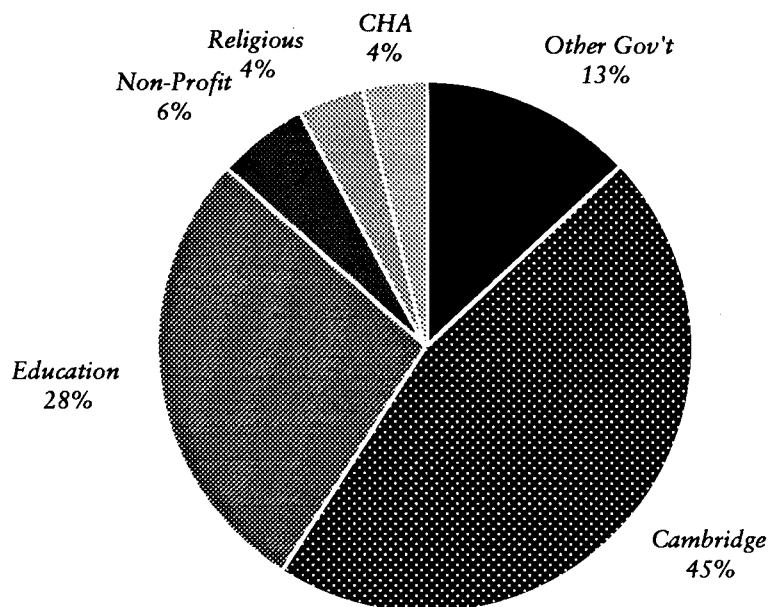
<sup>2</sup>Cambridge College owns no property in Cambridge. The school currently rents taxable commercial space in Harvard Square for its operations.

<sup>3</sup>Cambridge College provides no housing for students and has no plans to do so in the future.

<sup>4</sup>These are housing units and not spaces for individuals.

## Tax-exempt Land Area in Cambridge

	Other Gov't	Cambridge	Education	Non-Profit	Religious	CHA	Total
Area	7,280,467	25,787,597	15,313,080	3,105,569	2,150,725	2,034,756	55,672,194
% of Total Tax Exempt	13%	46%	28%	6%	4%	4%	100%



*Other Government:* Middlesex County, state and federal properties. Also in this category are properties owned by state authorities such as the Mass. Bay Transportation Authority (MBTA) and the Mass. Water Resources Authority (MWRA).

*Cambridge:* all City-owned property including Cambridge Hospital.

*Education:* properties owned by educational institutions and containing academic uses. This category comprises private primary and secondary schools, such as Shady Hill; colleges and universities; and schools with special curricula such as the Longy School of Music.

*Non-Profit:* properties with a wide variety of uses including hospitals; social service agencies, such as the Red Cross; community centers, such as the Margaret Fuller House; and charitable organizations.

*Religious:* churches and church related properties, most of which are small sites scattered throughout the city. The Roman Catholic Archbishop of Boston is the largest land owner in this category, holding approximately 1,335,509 square feet on nearly 50 sites in the city.

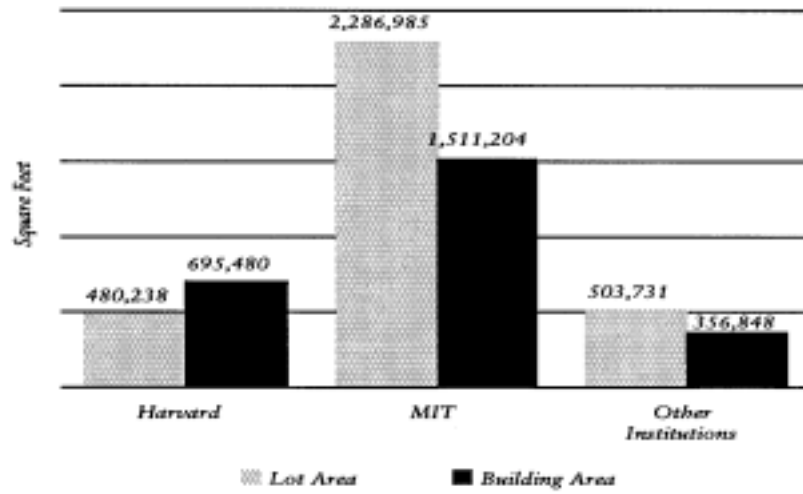
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**Cambridge Commercial Property, Square Feet**

	<b>Lot Area</b>	<b>Building Area</b>	<b>Value</b>
<i>Harvard</i>	480,238	695,480	\$128,697,200
<i>MIT</i>	2,286,985	1,511,204	\$169,028,000
<i>Other Institutions</i>	503,731	356,848	\$48,441,700
<i>Total Institutions</i>	3,270,954	2,563,532	\$346,166,900
<hr/>			
<i>Other Owners</i>	28,424,440	28,216,494	\$3,146,980,000
<i>Total Taxable</i>			
<i>Commercial</i>	31,695,394	30,780,026	\$3,493,146,900

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### Institutional Taxable Commercial Property



### Cambridge Commercial Property Ownership

